

Andris Realty, Inc.

Residential Sales and Management
Commercial Sales and Management
Real Estate Development

November 28, 2011

Montgomery County Department of Housing
And Community Affairs
100 Maryland Avenue 4th Floor
Rockville, MD 20850

Re: Written comments regarding Housing Policy

Dear Sirs or Madams:

Although I hope to attend the hearing on November 30, I would like to submit my statement for the record.

I am the owner of Burnt Mills Crossing Apartments in Silver Spring. Burnt Mills was the first for-profit development in Montgomery County to utilize Low Income Housing Tax Credits. We opened for occupancy in July, 1990 and for the last 21 years, we have offered 104 units of clean, safe, and affordable units to those in the 50-60% of median income bracket.

We have 190 wage earners at Burnt Mills (occupation summary attached). As you will see from the list, our tenants care for, administer, educate, feed and protect our citizens of Montgomery County. Theirs are often the hardest and least compensated of professions, yet are essential to quality of life we enjoy here.

It has been the enlightened policy of Montgomery County that these professions who work in Montgomery County deserve to live in Montgomery County and for their children to benefit from its excellent school system and other resources. I am writing to support this philosophy with tangible proof of the results of this policy.

Burnt Mills would not exist without the advocacy and financial resources that were provided by Montgomery County. Although our property was zoned for multi-family (actually zoned for four times the units that were built), the area was under a building moratorium because of Adequate Public Facilities tests of that time. The County Council provided an exception to that Moratorium for Low and Moderate Income Housing. I testified at that hearing. This exception enabled us to move forward.

Due to the nature of the staged pay-in of equity from a Tax Credit investor, we returned to the county for a \$2,000,000 bridge loan for 18 months. The loan was approved, the project was built, and the loan was repaid on time with interest. The same can be said of a loan from the State of Maryland which was paid off ahead of time, also with interest.

Montgomery County DHCD

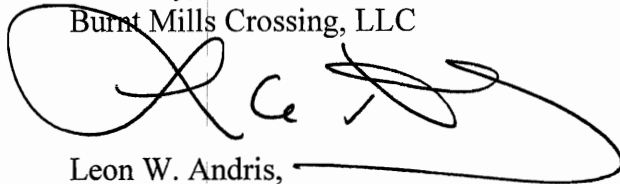
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The project currently benefits from a Montgomery County PILOT program and through negotiations with your office, ours was one of the first Tax Credits projects in the country to extend its low income housing compliance period beyond its expiration date. Much credit goes to Stephanie Killian of your office who was instrumental in this process and who has supported Burnt Mills in countless ways over the years.

To make a difference in anything, one must have a policy that makes sense, sufficient resources, and people who are committed to its success. Montgomery County has been blessed with all three over the last 20 years and I strongly urge the County to continue to its dedication and support to this difference-maker in the lives of families like ours in Burnt Mills Crossing.

Sincerely,
Burnt Mills Crossing, LLC

A handwritten signature in black ink, appearing to read 'LW Andris', with a large, sweeping loop at the end.

Leon W. Andris,
Managing Member

LWA/ms

Burnt Mills Crossing Apartments

Silver Spring, Maryland

Occpancy Summer November, 2011

Health Care	38
Administration	20
Food Service	17
Transportation	17
Sales	14
Cashier	13
Manager	10
Domestic Worker	8
Life Safety	8
Maintenance	8
Education	6
IT	6
Banking	5
Not for Profits	5
Retired	4
Other	11
Total	190